

TOWN OF SOMERS
ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 8, 2019
7:00 P.M.
TOWN HALL
LOWER LEVEL CONFERENCE ROOM

MINUTES

[NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING]

1. CALL TO ORDER 7:05
2. ROLL CALL p.m.

Members present: Dean Hills, Joe Marinaccio, Andy Rockett, Doug Stebbins, Dan Thayer, Ralph Williams

Members absent: B.J. Ferro, Susan Peck

Audience: Jennifer Roy, Chief Zoning Enforcement Officer; Sarah J. Martin, citizen

3. NEW BUSINESS

1. Election of Officers

- a. Doug Stebbins nominates Dean Hills for Chair, seconded by Joe Marinaccio. No additional nominations, motion passes unanimously.
- b. Doug Stebbins nominates Andy Rockett for Vice Chair, seconded by Joe Marinaccio. No additional nominations, motion passes unanimously.
- c. Vice Chair Andy Rockett nominates Doug Stebbins for Secretary, seconded by Joe Marinaccio. Mr. Stebbins declines to accept nomination. No additional nominations. Vice Chair Andy Rockett regretfully and tearfully resigns as Vice Chair. Joe Marinaccio nominates Doug Stebbins for Vice Chair, seconded by lay member Andy Rockett. No additional nominations, motion passes unanimously. Doug Stebbins gleefully nominates lay member Andy Rockett for Secretary, seconded by Joe Marinaccio. No additional nominations, motion passes unanimously.

2. Annual review of by-laws

- a. Brief discussion on ZBA Bylaws. Joe Marinaccio moves to change Article 7, Paragraph 2, from 7:30 p.m. to 7:00 p.m. Seconded by Doug Stebbins. No discussion, motion passes unanimously.

3. 2019 Meeting schedule

- a. Joe Marinaccio moves to approve the 2019 meeting schedule. Seconded by Doug Stebbins. No discussion, motion passes unanimously.

4. PUBLIC HEARING

Application #19-001

The legal notice read into the record by Secretary Rockett

#19-001: Sarah J. Martin, 14 Battle Street, Somers; seeking a variance from section 214-98 of the Somers Code concerning side yard setback requirement of 25' (twenty-five feet) to install a 10'x24' garage 15' (fifteen feet) from the side yard.

Proof of notification of abutters certified by CZEO Roy. Applicant Sarah J. Roy makes her presentation, discusses lot restrictions, type of garage, location, etc.

5. PUBLIC HEARING DISCUSSION/DECISION

Ralph Williams moves to approve application #19-001: Sarah J. Martin, 14 Battle Street, Somers; seeking a variance from section 214-98 of the Somers Code concerning side yard setback requirement of 25' (twenty-five feet) to install a 10'x24' garage 15' (fifteen feet) from the side yard. Seconded by Doug Stebbins.

Discussion regarding the lot, various restrictions, the fact that it's non-conforming and in a business zone, and the size of the structure to be placed.

Ralph Williams moves to amend his motion to read: Motion to approve application #19-001: Sarah J. Martin, 14 Battle Street, Somers; seeking a variance from section 214-98 of the Somers Code concerning side yard setback requirement of 25' (twenty-five feet) to install a garage *not to exceed* 10'x24' 15' (fifteen feet) from the side yard. Seconded by Doug Stebbins. No discussion, motion to amend passes unanimously.

No further discussion on motion as amended. Passes unanimously.

6. UNFINISHED BUSINESS

None

7. CORRESPONDENCE AND BILLS

None

8. MINUTES APPROVAL

Joe Marinaccio moves to approve Minutes of the November 13, 2018 meeting. Seconded by Ralph Williams. No discussion Motion passes, 5 in favor (Hills, Marinaccio, Stebbins, Thayer, Williams), none opposed, 1 abstains (Rockett).

9. ADJOURNMENT

7:21
p.m.

Doug Stebbins moves to adjourn, seconded by Ralph Williams, no discussion, motion passes unanimously.

Respectfully submitted,

Andy Rockett
Secretary, Somers ZBA